



Lumb Lane, Darley Dale, DE4 2HP

With breathtaking views stretching for miles, significant upgrades and stylish redecoration, this fantastic family home is overflowing with wonderful features. Situated high up above the Derwent Valley with views across to Peak Park, the home includes 0.9 acres of gardens and 0.6 acres of woodland. For a keen gardener, this is paradise, but there is the possibility to sell part of the garden and/or the woodland should you wish.

A new driveway leads up to the home, with beautiful gardens down to the left. On the ground floor is an entrance porch and grand reception hall, spectacular sitting room, formal dining room, kitchen-diner, utility and WC. On the first floor are four large double bedrooms (one en-suite) and the family bathroom. The integral double garage has access through to two large cellars, providing lots of additional storage space. In the garden, a two storey outbuilding is currently used as a home office and has the potential to be a separate dwelling (subject to planning consent).

The extensive, magnificent gardens have been lovingly developed and include a summer house, viewing platforms, verdant fern gardens, vegetable patches, a wildflower area and 0.6 acres of woodland.

The upgrades to the home have also lifted the EPC to a very impressive C rating. The home also benefits from mains water and gas supplies.

Lumb Lane is located at the top of the hillside above Northwood, equidistant between Bakewell and Matlock. Walking, cycling and driving routes around the majestic Peak District are possible in all directions and the popular market towns of Buxton and Chesterfield are close by too. Chatsworth House and the Chatsworth Estate are within 5 miles too. It is a tremendous location in all respects.

- Substantial family home in elevated position
- Spectacular far-reaching panoramic views
- Stunning curated gardens with pond, summer house, cottage garden
- Full rewire, new heating system, new driveway
- Solar panels generating £900 per annum
- Opportunity to sell part of garden and/or woodland
- New bathrooms and upgraded kitchen with underfloor heating
- Lady Manners catchment
- Potential to add value with outbuildings/building plot (subject to planning)
- Significantly upgraded in recent years

£875,000

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Front of the home and front gardens

Accessed up a quiet country lane, a dry stone wall boundary opens to a block-paved entrance, with planted borders on each side. A bespoke wide gate opens onto the newly-laid gravel drive. As you drive along, you quickly appreciate the sheer scale of the views over to your left.

To the right of the drive, the land slopes gently upwards with flower beds stocked with plants, bushes, a Mediterranean Redbud tree, sycamore trees and more besides. On the left, the land slopes down to the garden, pond, summer house and seating patio areas. The bank is packed with substantial bushes, ferns and trees including whitebeam, ivy and beeches. Combined with the birdsong, smells and overall sense of peace, it's nature at it's finest.

The driveway widens such that you can park 4-5 vehicles comfortably without blocking anyone in. For large gatherings, you can easily park double that number of cars on the drive. There is a double garage at the bottom-left of the home.

Steps lead up to the York Stone patio in front of the home, where there is space for a dining patio set and seating, from which to admire the view. The house is stone-built with a tiled roof with solar panels.

Entrance Porch

South and west windows are set upon the stone base of this entrance porch. Enter through a glazed uPVC front door onto this roomy carpeted space - the perfect place to hang coats and store footwear after a stroll around your private woodland, along the bridleway beside the home to the local waterfall or on any other the other myriad routes around the area. Step through the wooden door with grand brass handle into the Reception Hall

Reception Hall

12'0" x 10'10" (3.66 x 3.31)

This rather grand entrance to the home is currently used as a study/library with plenty of shelving on the right-hand wall. The room is carpeted and has a high ceiling with light fitting. There is a radiator and part-glazed door through to the inner hallway.

From the inner hallway, doors lead through to the sitting room, dining room, kitchen-diner and down to the integral garage. Stairs from here lead up to the first floor.

Sitting Room

21'3" x 13'10" (6.5 x 4.24)

What a stunning room, with equally stunning views! This L-shaped room has a wide entrance that could be used as a music room (a piano would fit perfectly here) or perhaps a study area. Moving forward into the main room, your eyes are instantly drawn to the full-height windows looking directly across to the Peak District hillside opposite - the land is protected and so we believe is extremely unlikely to ever be built upon. So it truly is a protected view.

An additional south-facing window towards the front garden brings even more natural light into this elegant room, which has a high ceiling and two chandelier light fittings. The room is carpeted and has a wide stone-tiled hearth with stone surround and decorative wooden mantelpiece. A new log burner sits neatly in this fireplace.

There is a deep inset alcove to the right, with shelving and a built-in cupboard. The room also has three radiators, a north-facing window in the music room area and lots of space for flexible furniture layouts.

Dining Room

13'1" x 12'0" (3.99 x 3.66)

This stunning room has parquet flooring, which has been professionally restored - it's beautiful. The wide inglenook fireplace has an oak beam and tiled hearth. The original front door used to open into this room and now has a glazed uPVC door which opens out onto the York Stone dining patio. There are wall lights and lots of space for a 6-8 seater dining table and additional furniture.

Kitchen-Diner

19'4" x 10'7" (5.9 x 3.25)

This colourful, spacious and temperate room is located at the rear of the home - and has the most amazing worktops we've ever seen! With a patterned ceramic tiled floor, there is lots of space at the far end around the fitted seating for a four seater dining table or breakfast table, plus a fridge-freezer and dresser.

Entering from the inner hallway, on the right is an L-shaped worktop with peninsula at the end. This worktop is a crinoid sea anemone worktop, which can only be sourced from one quarry - the nearby Derbyshire Mondale quarry. There are a range of high and low level cabinets, with space and gas supply for a range cooker. On the left is another magnificent worktop - this time, a Verde Marinace granite worktop with stunning colours. Within this worktop is an integrated ceramic 1.5 Belfast sink and drainer with modern chrome mixer tap. There are cabinets above and below including space and plumbing for a dishwasher.

The wide west-facing window offers yet more views across the valley and the room has recessed ceiling spotlights.

Utility Room

7'6" x 5'8" (2.3 x 1.75)

With a tiled floor, this L-shaped room has a delightful curved internal wall and wall-mounted Belfast sink with chrome taps. There is space and plumbing for a washing machine and tumble dryer. There is a north-facing window, west-facing window and half-glazed uPVC door out to the rear garden.

WC

This room has a tiled floor and vanity unit with capsule WC. There is a ceramic sink with chrome mixer tap, recessed spotlights, radiator and innovative porthole internal window. A curtain can be pulled back to reveal the Worcester boiler and some storage space.

Stairs to first floor landing

The carpeted stairs curve up from the inner hallway to the first floor. There is a ceiling light fitting above and the landing heads off right and left. Matching bevelled timber doors with iron latches open into the four bedrooms, family bathroom and WC.



Bedroom One

16'1" x 13'8" (4.92 x 4.18)

Simply stunning. An internal hallway has an open entrance on the right to a dressing room area, with three full-height wardrobes, ceiling light fitting and window.

The main bedroom is huge, with two large west facing windows and a south facing window all having terrific views...as one of our team said to the owners "why would you ever get out of bed?!".

The room has a high ceiling, deep luxuriant carpet, four full-height fitted wardrobes, a radiator, ceiling light fitting and lots of space for a bed, seating and furniture. A door leads into the en-suite shower room.

Bedroom One en-suite

13'7" x 4'1" (4.15 x 1.25)

With contemporary floor-to-ceiling tiled walls, this room has a mains-fed double walk-in shower with reinforced glass screen. There is a beautiful wooden antique vanity unit with lots of drawers. Atop this is a marble bowl sink with modern chrome mixer. The ceramic WC has an integrated flush and there is a wall-mounted mirrored cabinet. The room also includes tile-effect vinyl flooring, recessed ceiling spotlights, an extractor fan and vertical heated towel rail.

Bedroom Two

12'1" x 11'5" (3.68m x 3.48m)

Currently used as a large home office, this spacious double bedroom is carpeted and has some cleverly-disguised deep storage, a radiator, ceiling light fitting and south facing window.

Bedroom Three

12'11" x 12'0" (3.94 x 3.66)

Another large double bedroom, this room is carpeted and has a radiator, high ceiling with light fitting, wide alcove and another south facing window with spectacular views.

Bathroom

7'8" x 6'4" (2.34 x 1.95)

In keeping with the overall style of the home, this is a glorious and elegant bathroom. The centrepiece is the modern standalone rolltop bath, with a rainforest shower over. It has a circular shower ring curtain. There is a pretty vanity unit with ceramic bowl sink with chrome mixer tap. We love the eye-catching vinyl floor and there is a deep-set frosted double glazed window, vertical heated towel rail, extractor fan, recessed ceiling spotlights and a ceiling light fitting.

Bedroom Four

17'2" x 10'7" (5.24 x 3.25)

This elongated bedroom has a triple west facing window and additional north facing window, bringing lots of natural light in. The room is carpeted and has ornate ceiling coving, a radiator, ceiling light fitting and plenty of space for furniture.

Garden Office

14'9" x 11'3" (4.5 x 3.45)

Located at the top of the rear garden, this versatile building could be converted into a separate dwelling - subject to planning consent. A beveled timber door opens into this carpeted office, which has a high ceiling. Instantly your eyes are drawn to the wide south- and west-facing windows which offer panoramic views into the far distance. It's a magnificent place to work...if indeed you can get any work done! The room has a fitted L-shaped desk, a kitchen cabinet with integrated stainless steel sink with drainer and chrome mixer taps and a wall-mounted electric heater.

There is a sliding door to the WC, which has a ceramic sink and taps too.

Below, a solid timber door opens to the lower ground floor area, denoted on the floor plan as the potting store and garden store.

Rear Garden and woodlands

The rear garden can be accessed via a path from the front garden, down from the elevated patio outside the ground floor exit at the utility room and also via a gate which leads directly out to the adjacent bridleway. The bridleway offers traffic-free walking routes through to a nearby high waterfall and walks onto the moors. There is also a separate fence through from this garden to the extensive 0.6 acre woodland which is included in this sale.

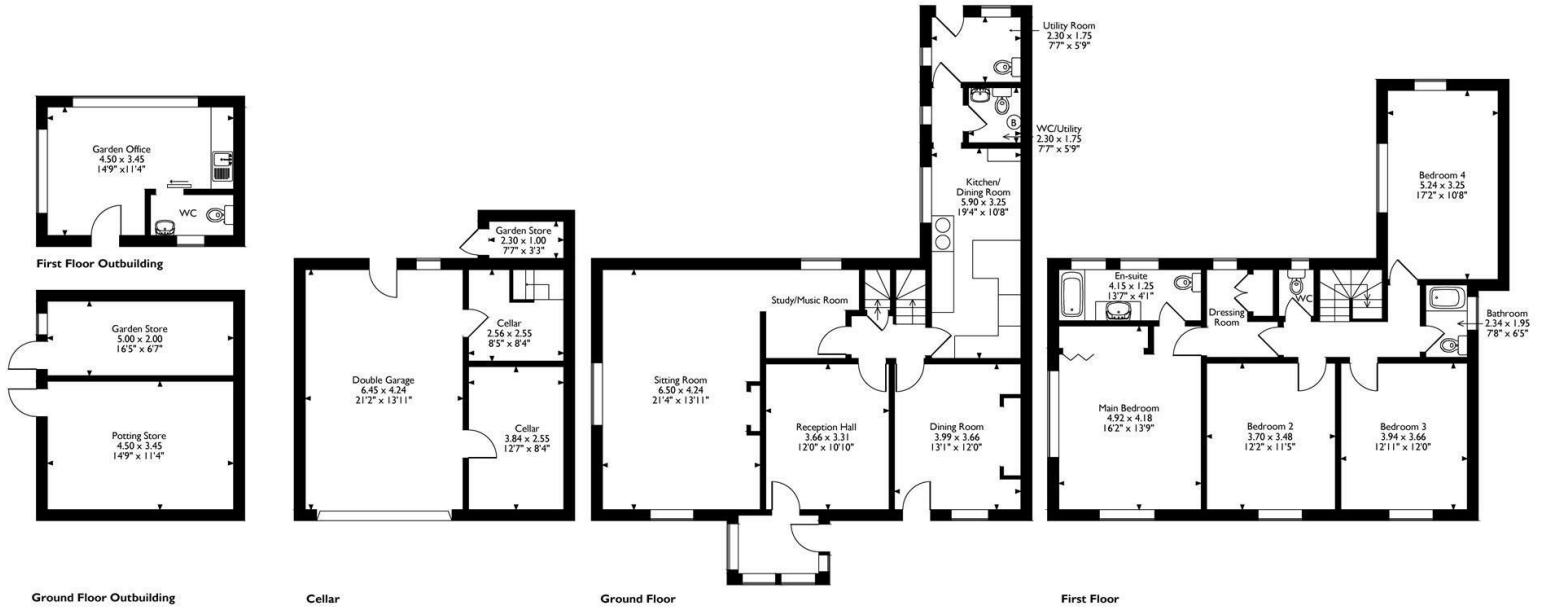
The elevated patio is close to the kitchen and is a perfect spot to relax and enjoy fresh produce from your cottage garden below. The current owners have lovingly created a range of raised vegetable beds and herb garden, as well as flower beds and a wild garden area - where 81 species of flora have been meticulously catalogued this year!

The garden has a pergola, outside tap and outside lights.

From all positions in the garden you have the benefit of the tremendous views. It's a peaceful, calming sanctuary which perfectly complements the elegance and majesty of the entire home.



Fern Cottage
Approximate Gross Internal Area
270 Sq M / 2906 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		53	
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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